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VALLEJO HOUSING ELEMENT 1984

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HOUSING ELEMENT

CITY OF VALLEJO GENERAL PLAN

1984

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City Council:

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Lionel Hodge, Vice Mayor
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Councilmember Anthony Intintoli
Councilmember Robert Keith
Councilmember Barbara Kondylis
Councilmember Harold Pierce, Jr.

Planning Commission:

Bill Thurston, Chair
Charles Travers, Vice Chair
Thomas Burns
Sue King
Joe McGrogan
Michael Palmaffy
Fred Sessler

City Staff:

Michael B. Lynch, Interim City Manager
Brian Mattson, Planning Director
Barney Burke, Assistant Planner, Project Manager

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I

INTRODUCTION

This updated Housing Element has been designed to meet State of California housing element law (Article 10.6 of the Government Code). It replaces the Vallejo General Plan Housing Element adopted in 1979. The 1979 Element was adopted under the old housing element law. Vallejo had one of the first elements adopted under that law.

That element was reviewed by a citizen committee prior to adoption by the Planning Commission and City Council. Neither the Planning Commission nor staff suggested the committee process for the revision of the element because no major policy changes were contemplated. However, a display ad was used for the March 6th hearing and a legal type ad for the May 1st hearing. One person spoke at the first hearing and none at the second. Subsequent newspaper coverage is expected to generate more citizen participation at the final Planning Commission and City Council hearings.

Evaluation and Review of Previous Element

Because the existing goals encompassed the State housing goals as well as local concerns, no changes to the goals have been proposed. The objectives have been updated and in some cases quantified to reflect current statistics. In every housing related application, staff and the Planning Commission incorporate the goals, objectives and policies of the Housing Element in the findings for project approval or disapproval.

The previous element describes 73 actions which were to be implemented. Of these, 48, or 65%, were accomplished. Some of these actions are now part of the requirements for all housing elements. Vallejo already has an affordable housing bonus and provides for mobile homes and granny flats, for example. Some of the broad actions implemented under the previous element include four neighborhood plans and five specific area plans.

Housing production by income level has not been closely monitored. However, it is known that 138 units have been built and another 36 units are underway using various subsidies. A total of 1,864 dwelling units have been added under the previous element; those goals stressed the need to produce housing, particularly at the low and high ends of the affordability scale. Another 287 units were rehabilitated during that period through the Community Development Program, and 16 were rehabilitated through Neighborhood Housing Services, Inc.

While progress has been made under the previous element, the revised Vallejo Housing Element is an attempt to further meet the needs of the community and a fair share of the State and regional needs.

II A

POPULATION AND HOUSING TRENDS

ECONOMIC GROWTH TRENDS

The Association of Bay Area Governments (ABAG) identifies Vallejo as one of the population growth centers of the Bay Area for the period of 1980 to 2000. According to ABAG, Vallejo will grow from 80,303 in 1980 to 95,000 in 1985, 101,100 in 1990 and 100,300 in the year 2000. This growth is detailed in Exhibits 1 and 2. The State of California estimate for January 1, 1984 is: 87,886 people and 31,942 housing units, of which 30,971 were occupied.

Vallejo's growth rate has been twice as fast as the rate for the State of California. Solano County will become more important to Bay Area growth, representing only 5.4% of the region's developed land in 1980, yet having 12.4% of the available land to be developed from 1980 to 2000. With 12,600 acres, Solano County is second only to Santa Clara County in acreage available for commercial and industrial development. This is more than enough land to accommodate the 3,700 acres that are believed to be needed by the year 2000.

Solano County expects to gain 23,000 new jobs between 1980 and 1990, and another 28,000 by the year 2000. Vallejo expects to receive 7,700 and 7,400 of these jobs, respectively. Vallejo will be gaining new jobs at one and a half times the rate of the Bay Area during the 1980-2000 period. Because of its location at the junction of Interstates 80 and 780, the job growth expected in Concord, Oakland and San Francisco will add to the housing demand caused by this growth.

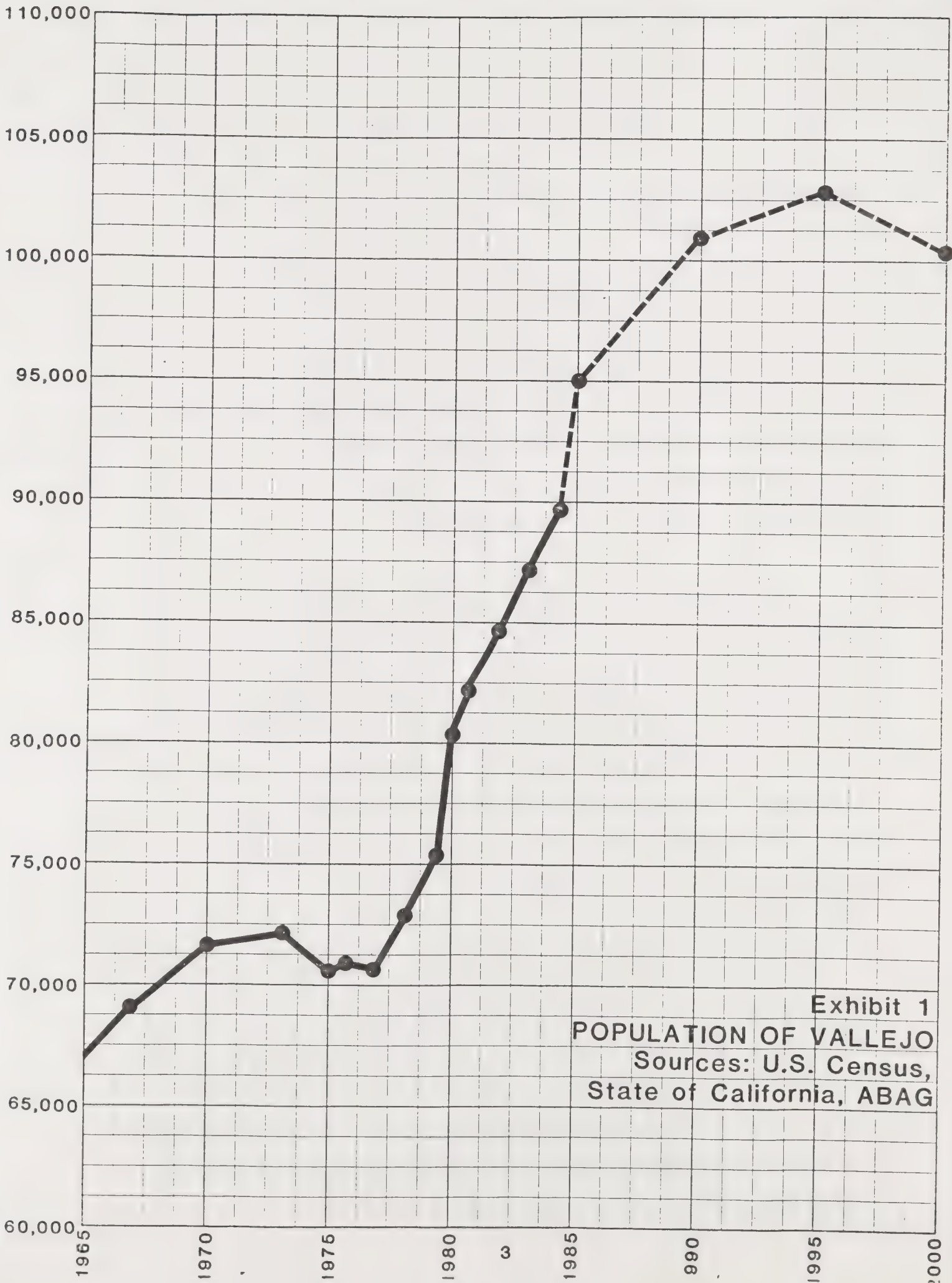


Exhibit 1
POPULATION OF VALLEJO
Sources: U.S. Census,
State of California, ABAG

Exhibit 2
DWELLING UNITS BUILT (all types)
Source: City of Vallejo Building Division

1500
1400
1300
1200
1100
1000
900
800
700
600
500
400
300
200
100
0

1960

1965

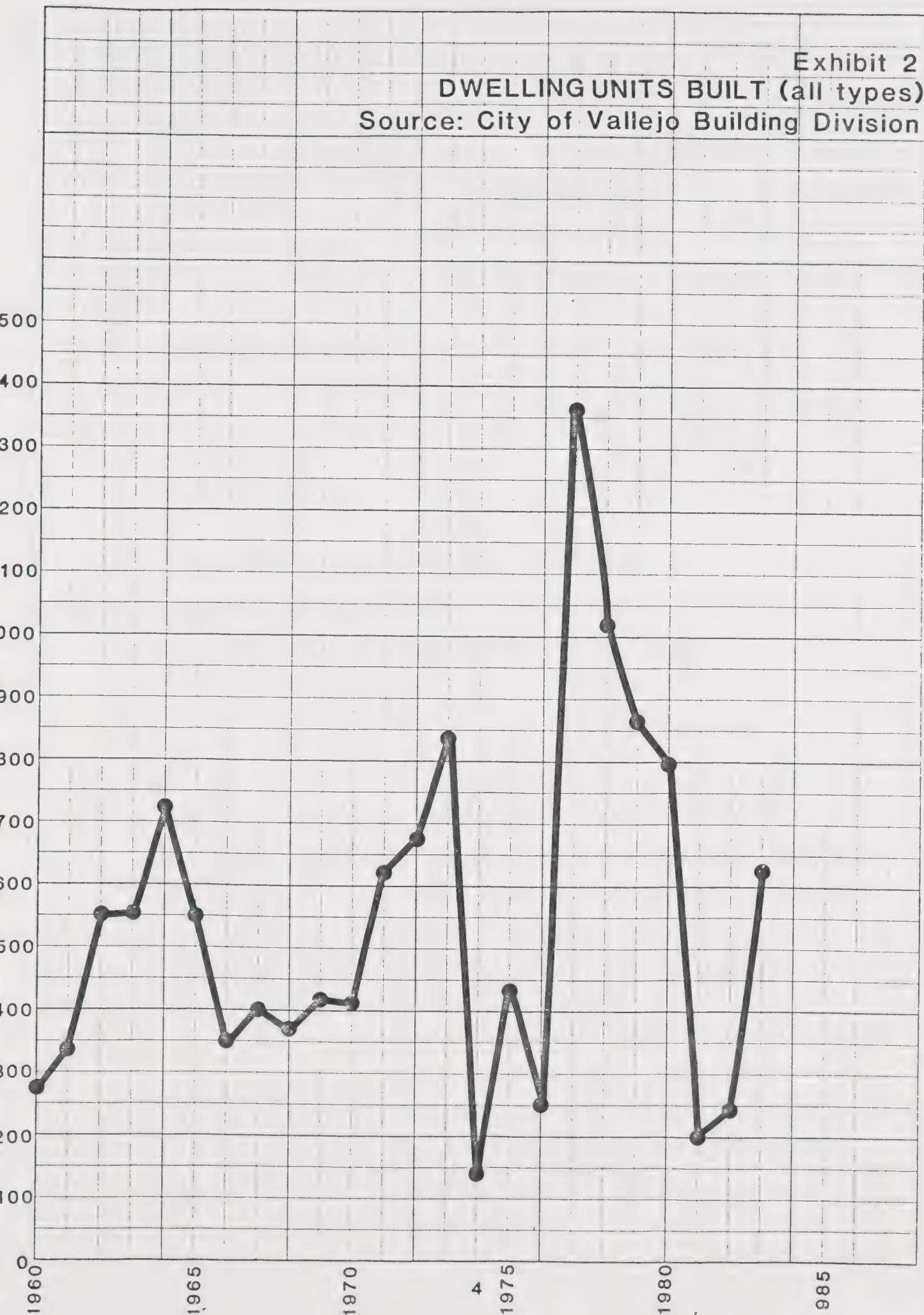
1970

4

1975

1980

1985



The 15,127 jobs Vallejo will gain from 1980 to 2000 will be distributed as follows:

23	Agriculture
2,020	Manufacturing/wholesaling
5,465	Retail
1,877	Services
<u>5,742</u>	Other
15,127	Total new jobs
<u>35,173</u>	Total jobs (1980)
50,300	Total jobs (2000)

This represents a major trend that has been underway in Vallejo: what was once a one-industry, blue collar town is becoming a diversified city wherein the majority of the workforce and the available jobs are white collar (work force was 50% white collar in 1970, 70% in 1980; estimate based on Census responses).

Commensurate with this job growth and diversification will be a dramatic change in total personal income. From 1980 to 2000, Solano County will experience the largest increase, 83%, in total personal income in the Bay Area. Solano County already has the fifth highest median household income in the state, ahead of Alameda, Napa, Sonoma and San Francisco counties.

The combination of economic growth and land available for development will mean (1) a strong demand for new housing in Vallejo; and (2) a need for a more diversified, e.g. more middle and upper income, housing stock in Vallejo.

Housing Trends

The most important housing trend in Vallejo has been the production of almost 600 new housing units annually from 1974 through 1983. As of February 1984, projects approved and/or under construction (but not completed) totaled 8,520 units. Of this number, 1,818 were completed by February 1984 and were part of the housing stock of 32,000 units at that time. The unbuilt units have the potential to increase the housing stock by 20%. The units in all of the 47 projects approved or active include 6,166 single family homes (72%), 2,058 condominiums or townhouses (24%), 186 apartments (2%), and 110 mobile homes (1%).

The majority of the units which have been built recently are affordable to middle and upper income households. Because the City has not imposed any restrictions on the type of housing that can be built, this can be taken as an objective reflection of the local housing market. Since 1980, 138 units affordable to lower income households have been built, and another 36 are underway. The City or its Redevelopment Agency have been the sponsor of 32 of these, while the remainder have been primarily senior housing built by a private developer. The figure of 138 units does not include ordinary rental units, many of which are affordable to lower income households. While the private housing market has produced mostly middle and higher income housing, the City and a few developers have attempted to balance this with housing that is more affordable.

A common misconception about Vallejo's housing market is that there is a need for more lower income housing here than the rest of the Bay Area. Vallejo has an excessive amount of lower income housing because there was such

an acute shortage of housing during World Wars I and II. During those periods, hundreds of homes and even garages were converted into apartments. When World War II ended, the community was left with an abundance of hastily created apartments and a much smaller population. Ever since that time, there has not been enough employment in Vallejo to attract lower income households, although the reasonable cost of housing has itself brought people in nonetheless.

To assert that Vallejo needs more lower income housing when it has an excessive amount and insufficient employment to support more lower income households is unfounded. By comparison, cities which have an abundance of jobs but relatively expensive housing no doubt need more lower income housing. There are no apparent trends to support the idea that Vallejo needs more lower income housing relative to the Bay Area.

The trend of tenure in Vallejo's housing has been fairly clear. Apartments accounted for the majority of new units built during the early 1970's, but almost no apartments have been built since that time. When 594 apartments were converted to condominiums, it was feared that this would create a net loss of rented units in the City. A 1984 condominium study by the City Planning Department revealed that only 160 of these units have been "lost" to ownership, and that another 158 or more new condominiums built during this period are rented out. Instead of losing rental units, there have been concerns over whether individual condominium projects have enough owner-occupied units.

The major potential means whereby affordable housing could have been lost is the conversion of apartments to condominiums, which ended up

having no significant effect. As noted elsewhere, demolitions have taken fewer than 200 units from 1970 to 1980, most of which were not suited for rehabilitation. Third, there has been a lot of restoration in the older areas, particularly the Architectural Heritage District. The District and similar areas have remained affordable to lower income households as they contain a majority of apartments. Moreover, the restoration that has taken place has provided some of the necessary incentive for landlords to maintain their properties. Thus, complete gentrification is not likely to occur.

One thing that is very likely to occur is an enormous production of housing in Solano County and Vallejo during the period of 1980 to 1990. ABAG estimates that Solano County has the potential to add 71,400 units during this period, and that actual production will be 61,100 units. Solano County had 5% of the region's developed residential land in 1980, but has 11% of the housing growth potential for the 1980 to 2000 period. Also, Solano County will be building at a relatively efficient density. Only San Francisco, Alameda and Santa Clara Counties will be building at a higher density.

Vallejo's housing growth will equal about 12,000 units during the 1980 to 2000 period, based on these ABAG estimates of Vallejo households:

1980	30,078
1985	34,950
1990	38,600
1995	41,100
2000	41,610

Based on the trends evident from 1970 to date, the majority of these units will be affordable to middle and upper income households.

Meeting the Regional Housing Need

State law requires that the planning agency for each region (e.g. ABAG) determine the need for housing of all income levels in each locality. Said determination is to consider, among other things, six factors. A brief assessment of these factors in terms of Vallejo follows:

1. Market Demand for Housing: There has been a strong demand for housing in Vallejo. An average of 600 units have been built every year since 1974; most of this has been middle and upper income housing. See previous pages.

2. Employment Opportunities: The number of jobs at Mare Island Naval Shipyard have remained fairly steady. At present there are about 11,400 people employed there, many in journey level positions involved in the overhaul of nuclear submarines. New employers include various high technology firms in the business and industrial parks, where most of the jobs require high levels of skill and experience. The third employment trend has been in retail sales, notably the new Gemco/Vallejo Corners project and smaller centers.

3. Availability of Sites and Public Facilities: As the land inventory (Section IIC) indicates, there are a lot of sites where housing can be built. The major problem is that some of these sites are not large enough to overcome cost thresholds of infill development, even though the City offers cash incentives for infill construction. Most of the larger sites require either extensive infrastructure improvements or are subject to such environmental constraints as flooding and poor soils. However, some of the needed facilities such as a public transit system and day care centers exist.

4. Commuting Patterns: Vallejo appears to be becoming more of a bedroom community. Many of the families who purchase homes in Vallejo's new subdivisions are two-worker households who work in San Francisco or Oakland. With increasing congestion in most of the Bay Area and major improvements to Interstate 80 underway, it is clear more employees of major employment centers will seek housing in Vallejo. Also, the development of office complexes in the Walnut Creek, Concord and the San Ramon Valley will create a demand for Vallejo's housing since so much new housing in Contra Costa County is not affordable to even middle income families.

5. Housing Type and Tenure: Various wartime housing crunches resulted in the excessive amount of lower income housing in Vallejo. Other than this, there has been no great demand because of employment opportunities to create a great number of apartments. The clear trend shown by the private market has been for single family detached homes, and to a small extent, condominiums. In fact, rent levels in recent years have not been high enough to cause significant apartment construction.

6. Farmworkers: As documented in the U.S. Census and ABAG projections, agriculture is not a significant part of Vallejo's economy, and there are scarcely any Vallejoans employed in that field.

State housing element law further requires that, "the distribution seek to avoid further impaction of localities with relatively high proportions of lower income households," and that, "the Department of Housing and Community Development shall ensure that this determination is consistent with the statewide housing need and may revise the determination of the

Council of Governments if necessary to obtain this consistency (Section 65584, Chapter 1143 of 1980 Statutes)."

Vallejo requested a revision to ABAG's determination because:

A. Vallejo has a higher share of low and moderate income housing than most other cities in the Bay Area.

B. ABAG's determination would further impact Vallejo, contrary to the requirements of Section 65584.

C. Vallejo has a defensible record of producing affordable housing. Many communities in the Bay Area have not produced any since 1980 (beginning of the housing needs assessment period), and continue to engage in such discriminatory measures as large lot zoning.

D. Vallejo needs to produce more middle and higher income housing as evidenced in the supply and demand comparison in Section II B.

E. ABAG's determination would create an imbalance of jobs and housing, and would cause other problems such as pollution and congestion.

Exhibit 3 shows how ABAG's determination of Vallejo's housing need would bring no relief to the City. At the same time, ABAG's determination would reward cities which have thus far discriminated by allowing them to retain their present, inequitable distributions. The exhibit shows the City of Vallejo's proposed distribution whereby Vallejo would achieve a distribution equal to that of the Bay Area. This approach will require that

EXHIBIT 3

ABAG'S HOUSING NEED DETERMINATION FOR 1980-1990

Existing (1980) Distribution, Bay Area

Very Low 465,065 (23%)	Low 323,523 (16%)	Moderate 424,624 (21%)	Above Moderate 808,809 (40%)
---------------------------	----------------------	---------------------------	---------------------------------

Projected Need for 1980-1990, Bay Area

Very Low 72,164 (23%)	Low 50,201 (15%)	Moderate 65,889 (21%)	Above Moderate 125,501 (40%)
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1990 Distribution, Bay Area

Very Low 537,229 (23%)	Low 373,724 (16%)	Moderate 490,513 (21%)	Above Moderate 934,310 (40%)
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Existing (1980) Distribution, Vallejo

Very Low 8,489 (28%)	Low 5,761 (19%)	Moderate 6,973 (23%)	Above Moderate 9,095 (30%)
-------------------------	--------------------	-------------------------	-------------------------------

Projected Need for 1980-1990, Vallejo

Very Low 2,320 (25%)	Low 1,071 (18%)	Moderate 2,042 (22%)	Above Moderate 3,249 (35%)
-------------------------	--------------------	-------------------------	-------------------------------

1990 Distribution, Vallejo

Very Low 10,809 (27%)	Low 7,432 (19%)	Moderate 9,015 (23%)	Above Moderate 12,344 (31%)
--------------------------	--------------------	-------------------------	--------------------------------

CITY OF VALLEJO'S PROPOSED HOUSING NEED DETERMINATION FOR 1980-1990*

Existing (1980) Distribution, Vallejo

Very Low 8,489 (28%)	Low 5,761 (19%)	Moderate 6,973 (23%)	Above Moderate 9,095 (30%)
-------------------------	--------------------	-------------------------	-------------------------------

Projected Need for 1980-1990, Vallejo

Very Low 619 (7%)	Low 575 (6%)	Moderate 1,343 (15%)	Above Moderate 6,745 (73%)
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1990 Distribution, Vallejo

Very Low 9,108 (23%)	Low 6,336 (16%)	Moderate 8,316 (21%)	Above Moderate 15,840 (40%)
-------------------------	--------------------	-------------------------	--------------------------------

*This assumes that Vallejo will gain 9,282 housing units between 1980 and 1990. The City's intent is to have a 1990 distribution with the percentages shown here; these are identical to the percentages the Bay Area is expected to have. Therefore, the actual number of housing units of each type needed will have to be adjusted in relation to the actual number of units gained during this period.

each locality bear the responsibility for its own share of the housing need rather than expecting cities like Vallejo to continue to shoulder an unfair burden.

In response to Vallejo's request, ABAG's Executive Board passed a resolution in December of 1983 asking the State Office of Housing and Community Development (HCD) to review their determinations of Vallejo and several other communities.

Vallejo's revision will mean that the community will still be addressing the needs of 619 very low, 575 low, 1,343 moderate and 6,745 above moderate households in addition to its 1980 distribution. These income levels are defined by ABAG as follows:

Household Category	Very Low	Low	Moderate	Above Moderate
Annual Income	0-\$10,304	\$10,305- 16,486	\$16,487- 24,728	\$24,728 plus
30% of Income=Housing Budget	0-\$258	\$259-\$412	\$413-\$618	\$619 plus

These figures are for 1980. Add 26% to get January 1, 1984 values per the Consumer Price Index.

The State Office of Housing and Community Development disagreed with Vallejo's proposed revision to the income distribution figures. The State indicated that (1) more documentation of Vallejo's housing and income situation is needed and (2) the impact (of Vallejo's accepting a smaller need) on the rest of the Bay Area is not documented.

The City of Vallejo has considered these comments and responds here.

(1) The relationship of housing and income levels is documented with appropriate methodology. Exhibits 4, 5, and 6 demonstrate the supply and demand of housing at various income levels. Also, the Vallejo Housing Element considers the six required factors relative to the Regional Housing Need; pages 9 and 10. (2) Vallejo's response to the Bay Area impact issue is that other cities are still not taking a fair share of the low and moderate income housing needs. Most importantly, Section 65584 of the Housing Element Law stipulates that the regional distribution shall "seek to avoid further impaction of localities with relatively high proportions of lower income households." Thus, Vallejo is requesting that it no longer be expected to carry a disproportionate burden.

II B

ANALYSIS OF HOUSEHOLD CHARACTERISTICS

State law requires that the Housing Element analyze the following characteristics:

Level of Payment Compared to Ability to Pay

For this analysis data from the 1980 Census was assembled so the cost of ownership and rental housing could be compared against household income levels. This data was extrapolated so the cost of housing could be consistently compared under the assumption that a household can spend 25% of gross income on housing.

Two analyses were done: (A) the demand for housing based on what households report paying for mortgages or rents today; and (B) the demand for housing based on what it would cost households if they were making payments in accordance with what it would cost to buy their home at its present value. In both cases, it is assumed that households would pay 25% of their income for housing and that households would rent if there were no units for sale at their income level. The supply of units includes rental and ownership units; most units on the lower end of the cost spectrum are rentals. The bars on the graphs represent either the surplus or deficit of units available at each income level.

The two graphs show a consistent pattern of affordability whether one looks at what it costs for Vallejoans to live in their present unit or if they had to seek housing today. In each case, there is a shortage of

EXHIBIT 4

Affordability Based on Reported Monthly Expenses

BASED ON DATA FROM THE 1980 U.S. CENSUS

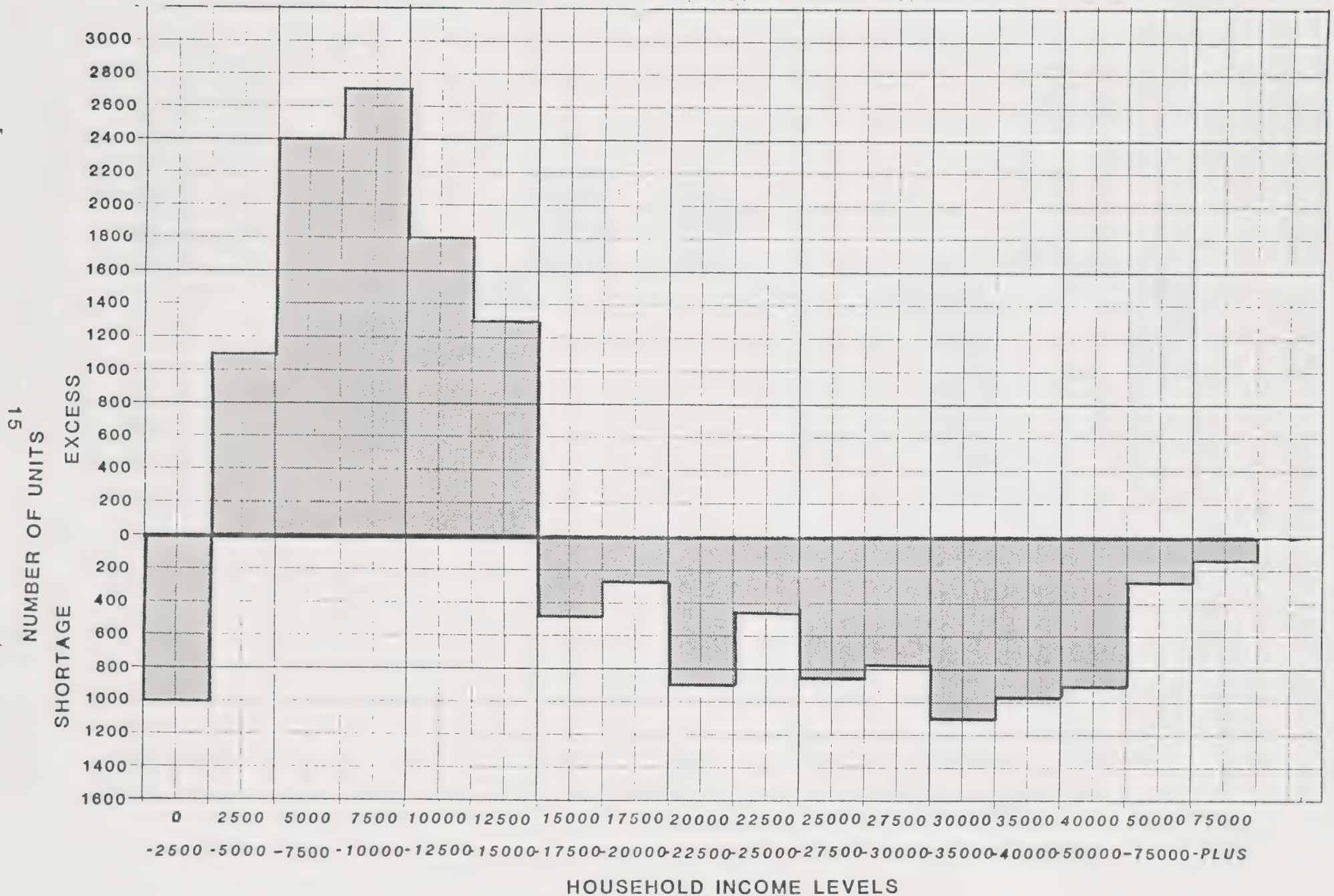
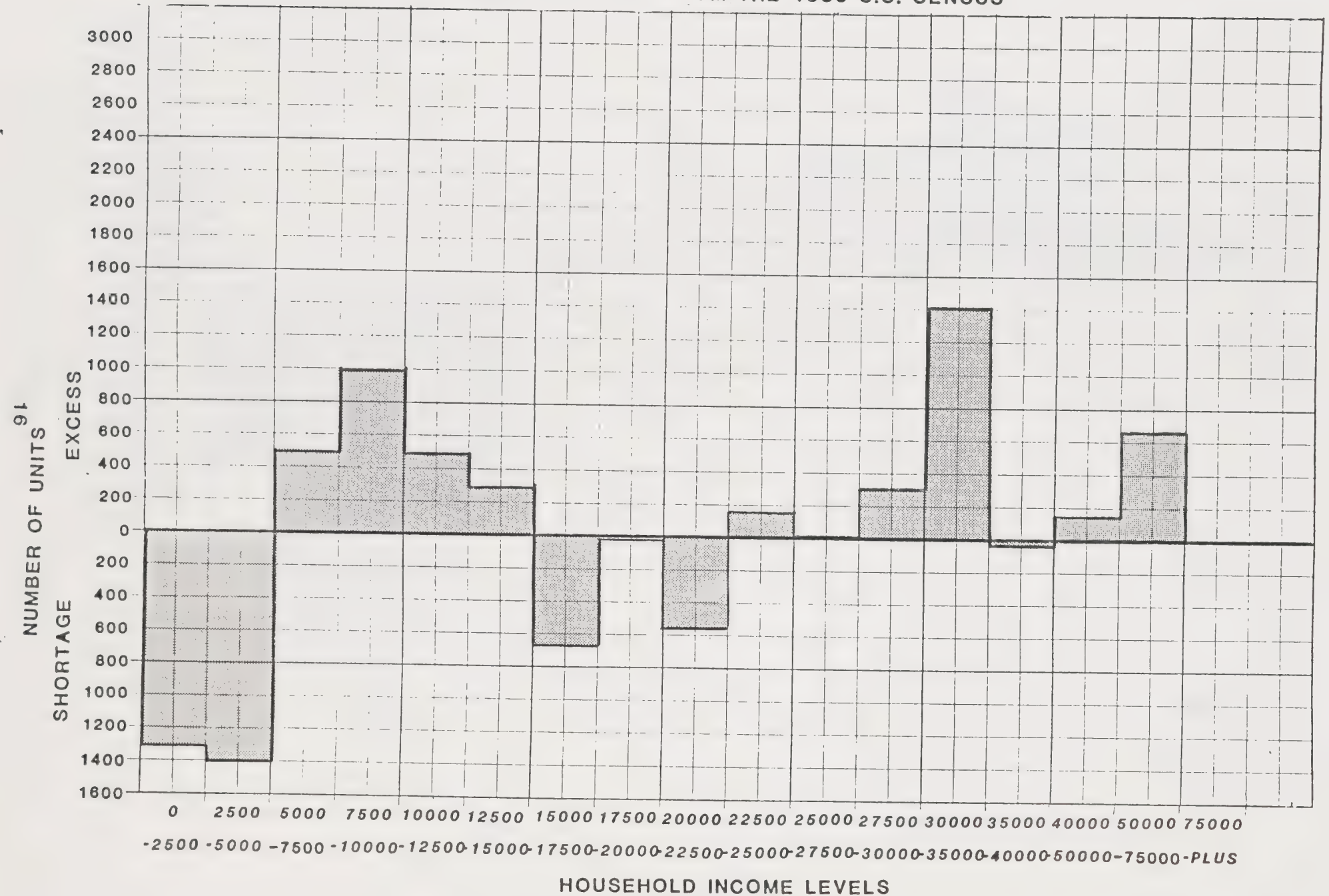


EXHIBIT 5

Affordability Based on Current Market Values

BASED ON DATA FROM THE 1980 U.S. CENSUS



units affordable to households with incomes below \$2,500, a surplus of units for households in the \$5,000 to \$15,000 range, and a shortage of units in the \$15,000 to \$27,500 and \$35,000 to \$50,000 ranges (1980 dollars; add about 26% for 1984 dollars).

Put simply there are more than enough units in most lower income levels and a shortage of units in many of the middle and higher income levels. Because there are not enough units in the higher income levels, these households compete with lower income households for the less expensive units. This is a textbook case of where "filtering" of the housing market can occur. In other words, if more expensive units are added to the market, more of the inexpensive units will become available for lower income households. In fact, this is already happening as most new units built in Vallejo are affordable only to middle and higher income households.

There is always going to be a shortage of units affordable to people at the lowest income levels because it is not possible to create housing at that price. This is an area where rental subsidies are the only means of attaining affordability. Vallejo had an allocation of 966 Section 8 portable subsidies as of April, 1984. These were distributed as follows:

32	Studios - Elderly/Handicapped
8	Studios - Families
222	1 Bedroom - Elderly/Handicapped
73	1 Bedroom - Families
97	2 Bedroom - Elderly/Handicapped
203	2 Bedroom - Families
253	3 Bedroom - Families
78	4 Bedroom - Families
<hr/>	
966	Total Portable Subsidies

The analysis above is a supply and demand comparison. This assumes the market works perfectly so that housing is distributed as if every household pays 25% of its income for housing. It is necessary to also look at how many households report they are paying over 25% of their gross income for housing.

For this analysis the Housing Element looks at households who are defined as lower income, which means below 80% of the median income per the 1980 Census ($\$17,632 \times 80\% = \$14,105$). Of all 29,010 households, 12,312 or 42% earned less than \$14,105 in 1980. Of these 12,312 households, 6,445 or 52% reported in the census that they were spending more than a fourth of their income on housing. About one-third of lower income households who pay too much are homeowners.

Exhibit 6 looks at this in more detail. The exhibit documents how many lower income households pay too much for their housing and shows how much they can afford to pay for housing. By comparing the total number of housing units in this price range to the total number of lower income households (including those who do not pay too much for housing), one finds that there are not enough units for households earning less than \$5,000, but there are more than enough units for households earning between \$5,000 and \$14,999.

The problem of households earning less than \$5,000 annually is that dwelling units cannot be built at a price they can afford. As to households earning between \$5,000 and \$14,999, there are enough units but lower income households are forced to compete with middle income households because

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EXHIBIT 6

OVERPAYMENT BY LOWER INCOME HOUSEHOLDS

How many lower income (\$0-14,104) households pay more than 25% of their income for housing?

Annual Income	<u>\$0-5,000</u>	<u>\$5,000-9,999</u>	<u>\$10,000-14,999</u>	<u>Combined</u>
Homeowners	761	662	631	2,054
Renters	<u>1,750</u>	<u>1,715</u>	<u>926</u>	<u>4,391</u>
Combined	2,511	2,377	1,557	6,445

How much would it cost for housing for these households?

Annual Income	<u>\$0-5,000</u>	<u>\$5,000-9,999</u>	<u>\$10,000-14,999</u>
Home Price *	\$ 9,800	\$ 19,700	\$ 29,600
or Rent Monthly	\$ 104	\$ 208	\$ 313

How much housing is available in this price range?

Annual Income	<u>\$0-5,000</u>	<u>\$5,000-9,999</u>	<u>\$10,000-14,999</u>	<u>Combined</u>
No. Ownership Units **	43	361	884	1,288
No. Rental Units	<u>730</u>	<u>4,146</u>	<u>3,880</u>	<u>8,756</u>
Combined	773	4,507	4,764	10,044

How many households demand housing in this price range?

Annual Income	<u>\$0-5,000</u>	<u>\$5,000-9,999</u>	<u>\$10,000-14,999</u>	<u>Combined</u>
Overpayment Households	2,511	2,377	1,557	6,445
Other Households	<u>1,041</u>	<u>1,863</u>	<u>2,963</u>	<u>5,867</u>
Combined	3,552	4,240	4,520	12,312

Are there enough units in the housing stock to meet the demand?

Annual Income	<u>\$0-5,000</u>	<u>\$5,000-9,999</u>	<u>\$10,000-14,999</u>	<u>Combined</u>
Units Available	773	4,507	4,764	10,044
Households	<u>3,552</u>	<u>4,240</u>	<u>4,520</u>	<u>12,312</u>
Surplus or Deficit	(2,779)	267	244	(2,268)

* Based on 30 year 12% mortgage with 20% down payment.

** Based on sales price, U.S. Census.

EXHIBIT 7

AFFORDABILITY OF HOUSING IN VALLEJO

Year	Median Value of Owner-Occup Single Fam. Homes	Median Household Income	Ratio of Housing Cost to Income	Income Needed to Buy Median Price Home*	Estimate of Percent of Households Qualifying for Median Price House	Percent Change in Median Value from 1960	Percent Change in Ratio of Value to Income from 1960	Percent Change in Needed Income from 1960	Percent Change in Consumer Price Index from 1960
1960	\$12,400	\$ 5,696	1.9	\$ 3,211	65%	-	-	-	-
1970	18,200	8,237	2.2	5,769	65%	+47%	+16%	+80%	+30%
1980	62,200	17,632	3.5	27,639	25%	+402%	+84%	+761%	+180%

* Based on interest rates of 6% (1963), 8% (1970), and 12% (1980) per Federal Home Loan Bank Board data, assuming 10% down payment with payments equal to 25% of income. All other data is from the U. S. Census Bureau of Labor Statistics.

there are not enough middle income units available. In other words, many of these lower income households are paying too much for housing because the existing housing they can afford is not available.

The supply versus demand and overpayment analyses both point to the same conclusion: Vallejo has a shortage of middle and higher income housing, and an excess of lower income housing. Admittedly, there is a shortage of units for households earning less than \$2,500. This is a universal problem that cannot be solved via new construction or rehabilitation but only through subsidies and other forms of housing assistance. New construction in the middle and higher income ranges would alleviate that shortage, and reduce the competition for lower income units.

Overcrowding

Vallejo had 29,010 occupied housing units in 1980, but only 1,566 or about 5% were overcrowded (defined as more than 1.01 persons/room). Renters accounted for 47% of the overcrowded units.

Census tracts 6.01, 7.01, 7.02, 12, 15, 17.02, 18.01, 19.01, 19.02, and 19.03 have a disproportionate share of overcrowded units (Exhibit 8 shows census tracts). These neighborhoods are diverse in their income levels, tenure, housing overpayment, and dwelling unit sizes. Three characteristics that seem to be common to overcrowded areas are: presence of children, less expensive housing, and a higher proportion of minority households.

Obviously, many families do not obtain as much housing as they need in order to make ends meet. This points to the affordability problem

discussed earlier. Also note new subdivisions are producing a large number of three and four bedroom units in spite of the bedroom tax for schools and parks. It is difficult to identify a solution to the overcrowding problem other than to construct large and/or affordable housing.

Housing Conditions

The 1980 census does not provide any definitive information on housing conditions. One indicator is the number of units not available for rent or for sale. Of 30,319 total units, 41 were boarded up and another 469 were classified as "other vacant (total of 1.7%)." It is known that 18% of the housing units in Vallejo were built before 1940, and another 19% were built between 1940 and 1950; this suggests that there are many units which need or will be needing work above and beyond normal maintenance. Assuming that 10% of pre-1940 units and 5% of 1940-1950 units need major rehabilitation, then at least 829 units need major rehabilitation. The Housing Assistance Plan puts this number at 3,232.

Other signs of substandard housing include the following statistics (units may have more than one deficiency and therefore the numbers should not be totaled):

# Units	# Rental Units	Item
304	155	No bathroom or only 1/2 bath
402	N/A	No complete kitchen
236	153	Lacking complete plumbing
37	N/A	No heating

Rental units comprise one third of the housing stock but account for about half of the units with substandard conditions. Building Division

records indicate that there have been almost no apartment buildings constructed since 1973, although some condominium units are being rented. This means that over 95% of apartments in Vallejo are ten years old or older. There are hundreds of apartments created by dividing up single family homes during times of war; many of these units lack parking, up to date plumbing and heating, and other necessities. There are no statistics available on this situation, but the problem is widespread and obvious in the older sections of the city. Equally obvious is the amount of renovation work underway in these areas, although the owner-occupied units probably account for the majority of these efforts.

The 1980 census indicates Vallejo lost during the period of 1970 to 1980 493 units that were built before 1950. It is presumed that most were lost due to fire or demolition due to substandard conditions. This figure is more than twice what the Building Division estimates for the same period. The difference is likely because of mistakes about the age of housing made by census respondents. It is staff's opinion demolition has not caused the loss of many salvageable units, and there are many more units which are beyond repair that should be demolished. It is reasonable to estimate that at least 236 units need to be demolished and replaced based on this data. In addition, some owners are converting multi-unit structures back to single family homes, a trend which will help stabilize older areas.

The problem of substandard housing is large but undocumented. The U.S. Census information does not provide sufficient detail. The problem is much larger than what the CDBG loan fund and other government programs can accomplish. Fortunately, property values are rising quickly as Vallejo becomes more a part of the Bay Area's housing market. This increases owners' equities and provides an incentive for investing in housing rehabilitation.

II C

LAND INVENTORY

Exhibit 9 is an inventory of all land in Vallejo's Sphere of Influence. Some of the statistics are based on approved projects, others on Specific Area Plans, and others on the current zoning if there are no proposals for the site.

Counting all land that is or will be in the City, another 15,550 to 16,850 units can be added to the housing stock. Approximately 8122 to 8617 of these units would be single family. Given that the January 1, 1984 housing estimate was 32,000, the city could ultimately have 47,550 to 48,850 dwelling units. If the average unit had 2.6 persons, this translates to a population of 117,500 to 120,700 with a 5% vacancy factor. ABAG estimates Vallejo's 2000 population as 100,300, so one could assume that the city would continue to grow after the year 2000.

The inventory also notes that the Mare Island Naval Installation has land that could be used for housing. Development of housing on Mare Island is not controlled by the City, and would necessarily be limited to Navy personnel. The major problem with developing housing on Mare Island would be the construction of a sanitary sewer system or connection to the Vallejo Sanitation and Flood Control District system. If this could be done, City staff estimates that as much as 300 acres and 4500 units could be developed for housing. This would mean that Vallejo could achieve a grand total of 20,000 to 21,000 units at build out.

INVENTORY OF VACANT LAND
SUITABLE FOR RESIDENTIAL DEVELOPMENT
AS OF APRIL, 1984

Name or Area	# Acres	# Parcels	# Units	Type	Notes
Subdivisions Approved-Unbuilt	1651	24	4775	S.F.	Less Completed Units
Condominiums Approved-Unbuilt	82	20	1396	Condo	Average 17 Units/Acre
Expired Condominium Projects	24	10	415	Condo	"
Apartments Approved-Unbuilt	9	2	200	Apts	186 Units in One Project
Infill Lots-Low Density	23	150	200	S.F.	Est. Based on Zoning Map
Infill Lots-Med/High Density	60	51	950	Multi Fam	"
Northeast Quadrant-Low Density	250	1	40	S.F.	6 Acres/Unit
Northeast Quadrant-High Density	37	3	622	Multi Fam	14-22 Units/Acre
Northeast Quadrant-Medium Density	190	4	1602	Multi Fam	8 Units/Acre
Cullinan Ranch-Low Density	458	1	3000	S.F.	Not Annexed Yet
Cullinan Ranch-Medium Density	111	1	1500	Multi Fam	"
Sky Valley-Low Density	107-275	1	107-602	S.F.	Range of Alternatives
Sky Valley-Medium Density	6-75	1	50-750	Townhouse	"
White Slough-Medium Density	45-60	2	400-500	S.F.	"
Old Town Restoration	1	6	30	Multi Fam	Redevelop. Vacant Buildings
Waterfront Redevelopment	15	1	255	Condo	Land Cleared for develop.
NET TOTAL	3,084-3,306	278	15,550-16,850	City	Land Controlled by City
Mare Island Naval Shipyard	300+	1	4,500+	Military	Base Could House Personnel
GRAND TOTAL	3,384-3,636	279	20,050-21,350	All	Ultimate Buildout

NOTE: These figures include Vallejo's entire Sphere of Influence. Net figures are given for active subdivisions, i.e. total units less completed units. Condominium figures are also net.

The housing potential through redevelopment is primarily downtown. The four block "Old Town" area has perhaps six buildings which could yield about 30 units total via conversion of vacant office space to housing. A residential hotel is already being converted to 24 condominiums and is not counted here. The City has taken the lead in this effort with redevelopment tools and technical assistance. On the waterfront, 15 acres cleared by redevelopment will be developed as 255 condominiums. Another 182 condominiums are under construction on a different 10 acre waterfront site.

The Cullinan Ranch, Sky Valley, and White Slough areas require thorough Specific Area Plans prior to development. Each has unique and significant environmental and infrastructure issues to be resolved. These issues translate to the basic question of costs versus revenues that must be answered for development to proceed. The City has been working with the landowners in question to develop plans for these areas.

The Northeast Quadrant area has a potential for about 2300 units over a period of about twenty years. The Specific Area Plan for this area has been adopted, but most of the development cannot take place until the necessary assessment districts for infrastructure are established. Again, the City is working with the landowners to accomplish this.

Approved but unbuilt subdivisions, condominiums and apartments range from projects nearing completion to those which have had to ask for extensions prior to building. Projects in the Glen Cove area, totaling about 3,000 units, are pending establishment of an assessment district.

All other projects can generally proceed upon payment of hookup costs and development fees. There is sufficient infrastructure to accommodate every approved development, but only because this financing system is in place to provide it.

A rough estimate has been made of vacant land on which there are no valid permits as of April 1984. These parcels include 415 units in expired condominium projects, 600 units on other multi-family parcels, and about 150 single family lots. It should be noted that mobile homes can be placed on most any single family lot in the city. To encourage infill construction, most such developments are exempt from park and school fees. In addition, the Community Development Program pays for the balance of the fees for up to ten units per year.

II D

IDENTIFICATION OF GOVERNMENTAL CONSTRAINTS

The State's "Summary of the Standards Used in the Review of Local Housing Elements" says "the purpose of a constraints analysis is to identify those governmental and nongovernmental factors unique to the community that inhibit the development, maintenance, or improvement of housing." The matrix in this section identifies constraints which are fairly unique to Vallejo, described below:

- Like most communities, the City of Vallejo charges significant fees in order to pay the costs of infrastructure and services necessary for growth. A three-bedroom home which costs \$100,000 to build would be assessed about \$6,500 in fees as of 1984. While this is a substantial amount, Vallejo's reasonable site development standards, availability of infrastructure, and pro-growth policy make development in Vallejo very attractive when compared to communities with large minimum lot sizes, lack of infrastructure, and anti-growth policies.

- The City recognizes that the financing of infrastructure is essential for growth, and thus monitors and adjusts the fee system on a regular basis. Also, the site development standards and zoning requirements are amended as necessary. Recent zoning changes which will make housing more attainable include the granny flat ordinance, mobile home/permanent lot ordinance, small lot (2,500 square feet) ordinance, and updated parking standards.

EXHIBIT 10

GOVERNMENTAL HOUSING CONSTRAINTS

ITEM	AFFECTS						NOTES
	Likelihood of Development	Likelihood of Improvements	Construction Costs	Misc. Development Costs	Site Preparation Costs	Housing Maintenance	
\$1495 /Unit Sewer Fee				<input type="radio"/>			Revised Periodically
\$965/Unit Water Fee				<input type="radio"/>			"
\$542/Unit Prop. Devel. Tax				<input type="radio"/>			"
\$542/Unit Bridge Tax				<input type="radio"/>			"
0-\$1350 /Unit School Tax				<input type="radio"/>			"
\$450-\$1350/Unit Park & Rec. Fee				<input type="radio"/>			"
Req. Subdivision Improvements					<input type="radio"/>		Necessary for Sound Development
Grading Ordinance Requirements					<input type="radio"/>		"
Open Space Requirements			<input type="radio"/>				Part of Recreation System
County Inability to Enforce Codes	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	Need County Action
Aging Infrastructure	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	CDBG Funding Helps

- Aging infrastructure is an important constraint. In particular, it discourages infill development when the builder has to reconstruct sidewalks and other improvements. The City is continually rebuilding infrastructure, but the problem is larger than available solutions. Infrastructure is continually wearing out, and the City budget can only accommodate a limited amount of work every year.

- The City's subdivision and grading ordinances affect the cost of development. However, these are based on standard engineering practices, and the Subdivision Map Act; therefore, not unique to Vallejo. Similarly, Vallejo operates under the Uniform Building, Housing, Mechanical, Plumbing, and Electrical Codes (all 1932 editions except Electrical, which is 1984 edition), which most cities use in order to encourage state of the art construction techniques. By being up to date and consistent with other areas, Vallejo is probably reducing some costs and setting a reasonable standard of safety and quality. Vallejo has adopted the State Historic Building Code for construction involving designated structures.

- Unfortunately, Vallejo has some unincorporated areas where the lack of code enforcement is having obvious and undesirable effects. Solano County does not have sufficient personnel to address the problems of dilapidated housing, construction without permits, people living in trailers and similar problems in these areas. As a result, property owners in these areas do not have a great economic incentive to develop, maintain, or improve their property. The City of Vallejo adopted a redevelopment plan that will offer rehabilitation loans and other improvements to the Home Acres area.

- Vallejo is somewhat unique in its acquisition of open space. In addition to ordinary recreation facilities, the City has a long term plan for the acquisition and use of open spaces, such as ridge lines, wetlands, other corridors. Some of these are intended to become part of a Countywide trail system. The cities of Vallejo and Benicia have a Buffer Zone Agreement whereby permanent open space has been preserved along the hills between the two communities. While there are definite costs to the community and the land owners in the acquisition of open space, the majority of open space Vallejo has preserved to date could not be easily or inexpensively developed.

- One of the reasons housing in Vallejo is relatively inexpensive is the manner in which environmental requirements are handled. The City attempts to carry out the requirements of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) with an efficient and expedient process. Where possible, the development of large areas is addressed via the Specific Area Plan (SAP/EIR) process so individual subdivisions can be reviewed with an Environmental Assessment, or in some cases, a Negative Declaration. The Environmental Assessment process is designed to resolve environmental issues at the design stage rather than at the approval stage. While Vallejo's approach to CEQA and NEPA are clearly not a constraint to development, it is worth mentioning here because abuse of CEQA and NEPA has constrained development elsewhere in the State.

In summarizing governmental housing constraints in Vallejo, one can conclude those constraints unique to the community are necessary if the city is to continue growing. With a one-stop approach to applications, the development process is straight-forward and timely.

II E

IDENTIFICATION OF NONGOVERNMENTAL CONSTRAINTS

Ordinary nongovernmental constraints to housing such as financing costs, speculation and labor costs are not unique to Vallejo and are not addressed here. The following are those constraints that are found in the city:

- One significant constraint Vallejo is overcoming is a negative image. Now that the City is committed to bringing new businesses to Vallejo, awareness about the good quality of life in Vallejo is growing throughout the Bay Area, and developers are building over 700 houses a year, this impediment is diminishing. However, the City has a disproportionate share of low income housing. This has had impacts on the area's ability to attract retail businesses and dampens growth potential generally. The community is going through a transition to a more diverse income stratafication; in fact this is one of the goals of this Housing Element.

- Rents in Vallejo are not very expensive. This makes developers reluctant to build new rental housing even though little has been built since the early 1970's. Lower rents also make it difficult to justify major repairs to rental housing.

- The for-sale housing situation is similar. Even though prices are steadily rising, actual construction costs are just about the same throughout the Bay Area. Investors and builders are inclined to be very careful about insuring their profit margins.

EXHIBIT 11 NONGOVERNMENTAL CONSTRAINTS

ITEM	AFFECTS							NOTES
	Likelihood of Development	Likelihood of Improvements	Construction Costs	Misc. Development Costs	Site Preparation Costs	Housing Maintenance		
Proportion of Low Income Housing	<input type="radio"/>	<input type="radio"/>					Market is Changing This Situation	
Comparatively Low Rent Levels	<input type="radio"/>	<input type="radio"/>				<input type="radio"/>	"	
Comparatively Low Sales Prices	<input type="radio"/>						"	
Discrimination		<input type="radio"/>					Being Overcome	
Age of Housing		<input type="radio"/>				<input type="radio"/>	Interest in Old Houses is Increasing	
City's Lack of Identity	<input type="radio"/>						Now Gaining Recognition	
Proliferation of Home Care Facil's	<input type="radio"/>					<input type="radio"/>	Need State Legislation	
Environmental Constraints	<input type="radio"/>		<input type="radio"/>		<input type="radio"/>		Resolved Via EIR Process	

-Although the issue of discrimination is not unique to Vallejo, it is an issue that the City feels is of great importance. Despite the City's efforts to combat this problem, it is recognized that discrimination does affect housing. Discriminatory practices affect the value of housing, availability of financing, and generally discourage maintenance and improvement of property. However, the City responds to complaints of discrimination, and a number of local realtors practice affirmative marketing.

- With almost 20% of its housing built before 1940, the age of housing has a major influence on the ability of owners to maintain it. Even though the City offers low interest loans and other incentives, old housing simply means that a lot of maintenance is going to be needed.

- Vallejo ranks third in the number of home care facilities per capita in California. These facilities are located in residential areas. State law prevents local governments from controlling these facilities in spite of numerous complaints to the effect that some of these businesses are not compatible with residential uses.

- Many of the areas being developed at this time have environmental constraints. Steep and unstable slopes have been a problem in the northeastern parts of the City, while bay mud and potential flooding present barriers in other locations. The environmental review process helps identify the most cost-effective approaches to these problems.

There are many nongovernmental constraints to housing in Vallejo. Both the private sector and government agencies continue to do what is feasible to mitigate these problems.

II F
ANALYSIS OF SPECIAL HOUSING NEEDS

State law requires any special housing needs be analyzed, including those discussed below:

Handicapped

The data from the State Department of Rehabilitation suggests there are about 2,700 persons in the community who have mobility limiting handicaps. It is not clear how many of these people need accessible housing. At the Casa de Vallejo, a senior Housing facility however, there has not been enough demand to keep the handicapped units occupied continually. The City has encouraged the development of handicapped housing through a density bonus in the PUD ordinance. Handicapped parking and ramps on buildings and sidewalks are required of all construction projections in accordance with State standards.

Elderly

The 1980 Census indicated that there were 8,734 people over age 65, or about 11% of the population. Of these persons, 755 had incomes below the poverty level. There are 5,490 households headed by elderly persons, and 553 of these households are below the poverty level. About one-half of the elderly households are people who live alone. About one-third of the elderly households are renters.

These statistics do not show a great contrast between elderly persons and the general population. Data is not available on over-

payment for housing by this group, but some assumptions can be made. One assumption is that aged homeowners have very low mortgage payments or have paid off their mortgages. One can also assume aged persons who rent from private individuals are paying market rents but living on fixed incomes.

Fortunately, there are a large number of subsidized units available for elderly renters. There are 212 units at the Marina Towers and Annex, 136 units (14 handicapped) at the Casa de Vallejo, and 351 Section 8 subsidies set aside for the elderly (or handicapped) through the Vallejo Housing Authority. This totals 699 units and/or portable subsidies available, which is greater than the 553 elderly households below the poverty level. Of course, a household that is above the poverty level may still be overpaying for housing, so there probably is not any surplus of affordable housing for the elderly.

Large Families

Households of five or more persons are considered to be large. Five person households need three or four bedrooms while six person households need four bedrooms or more. The Census provides data on large households as opposed to large families.

Vallejo had 2,036 five person households in 1980. Of these, 1,447 households owned their homes; there were 11,993 ownership units large enough to meet their needs. The other 589 five person households rent their dwellings, and there were a total of 2,344 rental units in the city large enough for their needs.

Another 1,550 households had six or more persons. There were 1,140 households who owned their home and a total of 3,190 ownership units large enough for their needs. For renters, there were only 463 units available for the 410 households of six or more.

When one combines the households of five, six, or more persons and compares this to the total number of units having three or more bedrooms, more than enough units exist:

TENURE:	OWNERSHIP	RENTAL	
	2,587	999	Households
	<u>12,179</u>	<u>2,428</u>	Dwelling Units
	9,592	1,429	Surplus

There are enough large dwelling units for every household of five or more persons. What the census figures do not indicate is how many of these large families actually live in large enough units. There are probably many large families who cannot afford to rent or buy as much housing as they need. In other words, there are plenty of large units, but the affordability problem prevents large households from getting the housing available.

Farmworkers

Agriculture is not a significant part of Vallejo's economic base, and almost no one in the work force is a farmworker. As a result, there is no need to provide housing for farmworkers in Vallejo.

Families with Female Heads of Households

In 1980, there were 11,346 households with children, and 2,491 of these, 20% were female-headed households. The average household in this group had two children. Roughly 50% of the female-headed households were white, while 40% were black, and 10% were Spanish or Asian.

Among female-headed households with children, 37% were below the poverty level. Among female-headed households without children, only 12% were below the poverty level. While this indicates that most female headed households are above the poverty level, about 33% of all 3,146 households below the poverty level are headed by women. Altogether, there are 1,012 female headed households below the poverty level. This is part of a large group that is probably paying too much for housing; this is addressed in the affordability section.

II G
ENERGY CONSERVATION OPPORTUNITIES

Vallejo's sunny, mild weather provides an opportunity for energy conservation in the design of new dwelling units. Many developers are able to orient their projects for maximum solar benefits. The City's Planned Unit Development Ordinance offers a density bonus for projects utilizing solar systems. Due to the hilly terrain of the sites where most new subdivisions are being planned, it is difficult to design street layouts for energy conservation. The need to grade sites in a manner such that housing costs remain reasonable takes precedence over solar design of the typical subdivision.

The City investigated the potential for windmills on account of the area's abundant winds. After considering several applications, it was determined that the benefits of windmills in conventional subdivisions are outweighed by concerns over aesthetics and attractive nuisance issues. However, windmills are allowed on residential lots of five acres or more.

Over 5,000 dwelling units in Vallejo were built before 1940. Many of these units are Victorian structures built without insulation in the 1880's and 1890's. Because a large number of persons living in these older units are earning less than the median income, the City recognizes that this energy conservation opportunity is also an opportunity to make housing more affordable. The Community Development Block Grant (CDBG) program offers low interest loans for the rehabilitation (including insulation) of rental and owner occupied units. Pacific Gas and Electric

Company operates the Zero Interest Program (ZIP), which is available throughout the City. Property owners may also take advantage of State and Federal tax credits for energy conservation.

Most energy conservation activities reduce the cost of housing in the long run. An assessment of a Southampton Corporation project in neighboring Benicia demonstrated that the additional cost of meeting State Title 24 Energy Standards is less than the energy costs saved compared to pre-Title 24 construction. Generally, retrofit projects also produce a net savings over the long term.

Energy conservation is a primary objective in the overall design of the community. New subdivisions incorporate the public transit and bicycle path systems. The City attempts to locate employment centers, services, and schools with public transit in mind. Also, the City encourages home occupations as a means of conserving energy and accommodating the trend toward two income families.

III

STATEMENT OF GOALS

This section describes housing goals in eight areas: Affordability, Special Needs, Conservation, Balanced Neighborhoods, Choice, Equal Opportunity, Historic Preservation, and Continuing Housing Programs.

For each subject area there is a goal, a set of objectives, and a set of policies. A goal is a broad statement of what the community wants the future to be. Objectives are specific accomplishments within these goals. Some objectives have precise numbers, as in how many housing units the City needs to meet its goals. Other objectives, such as eliminating discrimination, are self-explanatory. The policies are statements of the City's approach to different issues.

Actions are included under the 1984-1989 Housing Program Section. The goals, objectives, and policies listed in this section are to be implemented through the Housing Program.

GOAL A
AFFORDABILITY

GOAL:

Provide sufficient adequate and affordable housing to meet the needs of all current Vallejo residents and a fair share of the market area housing need.

OBJECTIVES:

1. Achieve an income distribution equivalent to that of the Bay Area by January 1, 1990. This means a household distribution as follows:

<u>Very Low Inc.</u>	<u>Low Inc.</u>	<u>Mod. Inc.</u>	<u>Above Mod. Inc.</u>	<u>Total</u>
9,108 23%	6,336 16%	8,316 21%	15,840 40%	39,600 100%

2. Increase the housing stock at all income levels to further meet the need* for housing during the 1984-1989 period. The objective is to add at least two thirds of the maximum feasible number of units, i.e., add this many units every year:

<u>Very Low Inc.</u>	<u>Low Inc.</u>	<u>Mod. Inc.</u>	<u>Above Mod. Inc.</u>	<u>Total</u>
41 7%	38 6%	88 15%	445 73%	612 100%

The total number is equal to the average number of units built from 1974 through 1983 and is, therefore, an attainable objective.

3. Obtain federal, state, and local government resources as well as private sector resources to meet the objectives above. The objective is to acquire the maximum amount of outside resources available to meet housing needs.
4. To preserve and increase the stock of rental housing, especially rental housing affordable to low and moderate income households.

POLICIES:

1. The City will insist on every city in the Bay Area meeting its fair share of the regional need for affordable housing.
2. The City will encourage and assist in the development of housing that will help meet the objectives for adding new housing at the income levels as outlined above.

*ABAG need revised by the City of Vallejo.

3. The City will seek all available outside resources to help meet its objectives for the provision of housing at the various income levels as outlined above.
4. The City will periodically review development regulations, standards, and fees to ensure that: (a) they are not excessive, and (b) they are sufficient to finance the cost of infrastructure needed.

GOAL B

SPECIAL NEEDS

GOAL:

Provide adequate housing to meet the special needs of senior citizens, physically disabled, large families, and female heads of households.

OBJECTIVES:

1. Expand the supply of housing for senior citizens.
2. Expand the supply of housing accessible to physically handicapped persons in all areas of the city.
3. Expand the supply of new housing units for large households. In particular, the supply of large rental housing should be expanded by 50 units.
4. Expand the supply of housing units and/or subsidies available to female headed households.

POLICIES:

1. The City will encourage development proposals that provide housing for these special needs.
2. The City will continue to provide development bonuses and appropriate standards for the construction of housing for the elderly and the physically handicapped.
3. All residential developments shall meet the handicapped requirements of the 1982 Uniform Building Code (i.e., one accessible unit for every 100 units or fraction thereof in projects containing more than 20 units).
4. The City shall seek to increase the number of housing units and housing subsidies available to female headed households.

GOAL C

HOUSING AND NEIGHBORHOOD CONSERVATION

GOAL:

Conserve the existing housing stock and maintain residential areas as safe, attractive, and diversified neighborhoods with distinct identities serving a social and economic mix of residents.

OBJECTIVES:

1. Implement the adopted Neighborhood Development Plans.
2. Rehabilitate every dwelling unit that is suitable for rehabilitation. This is estimated to be 3,232 units. The objective is to rehabilitate 150 units annually. The City is capable of rehabilitating 57 units annually using its own resources.
3. Demolish all dwelling units that cannot be rehabilitated so that hazards will be eliminated and land will become available for new housing. It is estimated there are at least 236 units needing demolition. The objective is to demolish at least 20 annually.
4. Offer maximum housing rehabilitation assistance to low and moderate income households. This includes Community Development Block Grant (CDBG) funds, redevelopment financing, and other resources. The maximum number of units that can be conserved in the target areas is 13,000 units.
5. Convert vacant infill land and surplus office space to housing where feasible. Approximately 1,200 units can be created in this manner.
6. Replace infrastructure as needed to conserve older neighborhoods. Specific improvements are outlined in the capital improvement budgets of the City of Vallejo and the Vallejo Sanitation and Flood Control District.

POLICIES:

1. The City encourages the participation of neighborhood organizations and citizens in decisions on developments and public improvements.
2. The City encourages rehabilitation over demolition.
3. The City will attempt to have demolished units replaced with new units.
4. The City will actively seek rehabilitation of housing units through Code enforcement, elimination of State tax benefits, and other means when owners fail to correct hazardous conditions.
5. The City will demolish hazardous structures at the owner's expense when owners fail to demolish hazardous buildings which cannot be rehabilitated.

6. The City will attempt to minimize dislocation of people as a result of rehabilitation and demolition.
7. The City will seek to acquire funding for rehabilitation from CDBG funds, State funds, and other sources.
8. The City will encourage infill development by reducing development fees and offering cash incentives.
9. The City will encourage and fund the activities of Neighborhood Housing Services, Inc.
10. The City encourages projects that will increase owner occupancy in the older neighborhoods.
11. The City will seek a change in State laws on residential care facilities to establish a per capita ceiling.

GOAL D

BALANCED NEIGHBORHOODS

GOAL:

Develop a balanced residential environment with access to employment opportunities, community facilities and adequate public and commercial services.

OBJECTIVES:

1. Every neighborhood should contain or have convenient access to schools, parks, shopping, and transportation.
2. Each neighborhood should develop an identity. Homogenous sprawl should be avoided.
3. Different types and densities of housing are needed throughout the community and will be designed for compatibility.
4. Provide enough alternatives so that people with different needs and preference can get the housing they need.
5. Implement the Specific Area Plans.

POLICIES:

1. The City will review plans for development to encourage completeness and convenience in new neighborhoods (i.e. schools, parks, shopping, transportation).
2. The City will discourage monotonous, homogenous sprawl. Developments that offer interesting environments that can create a positive image will be encouraged.
3. The City will promote a mixture of tenure and dwelling types throughout the community.
4. The City will encourage neighborhood-oriented businesses in vacant nonconforming buildings on a case-by-case basis.

GOAL E

HOUSING CHOICE

GOAL:

To provide an adequate selection of housing by location, type, tenure, and price.

OBJECTIVES:

1. Achieve a more uniform distribution of housing types and tenure throughout the community.
2. Distribute portable housing subsidies throughout the community.
3. Encourage the development of housing at all income levels. In particular, there is a shortage of middle and high income housing.
4. Provide a range of locations for the placement of mobile homes and manufactured housing.
5. Prevent adverse impacts of condominium conversions.

POLICIES:

1. The City will encourage the development and rehabilitation of a wide range of housing types throughout the community.
2. No neighborhood should have a disproportionate share of subsidized housing.
3. The City will encourage the development of housing at all income levels, as outlined under the affordability goal, but no area should have a disproportionate share of one kind of housing.
4. The City will allow mobile homes on permanent foundations and manufactured housing where they are architecturally compatible. Such housing will be discouraged in the Bay Terrace and Central City neighborhoods.
5. The City will closely review condominium conversion applications in terms of their impacts on housing choice, affordability and balanced neighborhood goals.

GOAL F

EQUAL OPPORTUNITY

GOAL:

To provide decent housing and a satisfying environment for all persons, regardless of age, race, sex, marital status, ethnic background, sources of income or other arbitrary factors.

OBJECTIVES:

1. Eliminate all housing discrimination.
2. Develop neighborhoods which are balanced in terms of race, age, income level, etc.
3. Investigate and resolve cases of apparent housing discrimination.
4. Develop awareness in the real estate, development, and financing communities of housing discrimination so that the problem can be more effectively dealt with.

POLICIES:

1. The City will take an active role in fighting discrimination.
2. The City will offer a discrimination referral service.
3. The City will attempt to resolve tenant/landlord disputes by advising parties of their rights and obligations.
4. The City will participate in the Fair Housing Resources Board to fight discrimination and promote affirmative marketing (affirmative marketing is the opposite of real estate "steering").
5. The City will not do business with any firm or organization that engages in discrimination.

GOAL G

HISTORIC PRESERVATION

GOAL:

Preserve and improve historically and architecturally significant structures and neighborhoods.

OBJECTIVES:

1. Develop pride and awareness of Vallejo's heritage, both locally and elsewhere.
2. Assist property owners in the restoration of significant buildings.
3. Protect significant buildings from exterior alterations that would diminish their historic or architectural significance.
4. Prevent the demolition of significant buildings when it is economically feasible to restore them.

POLICIES:

1. The promotion of Vallejo's heritage will remain a high priority.
2. The City will assist property owners in their restoration efforts. This includes providing information on preservation resources and assisting in the placement of structures on the National Register of Historic Places.
3. The City will regulate changes in the exteriors of structures in the Heritage District, Historic District, and properties on the Heritage Survey to enhance the value of Vallejo's heritage.
4. The City will seek private and public funding for historic preservation.
5. The State Historic Building Code will be used at the Building Official's discretion on any structure on the Historic Survey or in the Architectural and Historic districts.

GOAL H

CONTINUING HOUSING PROGRAM

GOAL:

To develop and implement a continuing housing program to carry out the Housing Element.

OBJECTIVES:

1. Receive sufficient citizen input in the development and implementation of the Housing Element.
2. Implement the goals and objectives of the Housing Element.
3. Update the Housing Element as needed. A new Housing Element will be adopted in 1989.

POLICIES:

1. The City Planning Department shall continually maintain statistics on housing and population growth, vacant land, and progress made under the objectives of the Housing Element.
2. The City will participate in federal and state census activities.
3. The City will continue to work with other local governments and the state and federal governments to coordinate objectives and meet housing needs.
4. The City will implement the goals and objectives of the Housing Element through the activities of the Housing Program.
5. The City will solicit citizen input in the implementation of the Housing Element.

AFFORDABILITY PROGRAM

#	PROGRAM NAME	DESCRIPTION OF ACTION	RESPONSIBLE AGENCY	STATUS, TIMING
1	Site Selection Assistance	Staff helps developers identify suitable building sites	Planning Redevelopment	Ongoing
2	One Stop Processing	Planning Dept. coordinates all permits needed needed for development	Planning	Ongoing
3	Pre-Application Review	Staff preliminary review prior to application major projects	All pertinent agencies	Ongoing
4	Affordable Housing Bonus	Voluntary density bonus for affordable units in PUD's	Planning	Ongoing
5	Flexible Site Standards	PUD Ordinance allows flexibility for best use of site	Planning	Ongoing
6	Permanent Mobile Homes	Zoning Ordinance allows mobile homes on single family lots	Planning	Implemented
7	Review Ordinance Standards	Review & revise ordinance standards biennially or as needed	Planning, DPW, Special Agencies	Biennial
8	Review Fee Schedules	Review & revise development fees biennially or as needed	City Manager Special Dists.	Biennial
9	Infill Incentive Fee Waived	Certain fees waived for development under infill definition	Planning Building	Ongoing
10	Infill Incentive - Fees Paid	CDBG funds pay fees not covered under provision above	Community Development	10 units annually
11	Energy Conservation New Subdivisions	Zoning Ordinance encourages efficient street layout, bike & pedestrian paths	Planning	Ongoing
12	Energy Conservation New Construction	Zoning Ordinance encourages solar systems	Planning	Ongoing
13	Mobile Home Rent Review	Board arbitrates landlord/tenant disputes when requested	City Manager	Ongoing
14	Housing Authority	City operates Housing Authority to subsidize housing costs	Housing Authority	Ongoing
15	Section 8 Rental Subsidy	Federal subsidy for low income households to rent housing	Housing Authority	Ongoing
16	AB 665 (1982) Bonds	State bonds for rental construction	Planning Redevelopment	Ongoing
17	State Rental Unit Construction Program	State subsidy to lower construction costs of rental housing	Community Development	Awaiting Funding

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SPECIAL NEEDS PROGRAM

[illegible]

CONSERVATION PROGRAM

#	PROGRAM NAME	DESCRIPTION OF ACTION	RESPONSIBLE AGENCY	STATUS, TIMING
1	Citizen Participation	Involve neighborhood groups in decisions on developments & major improvements	Planning	Ongoing
2	Neighborhood Plan Implementation	Implement projects identified in neighborhood development plans	Community Dev. Planning	Ongoing
3	Infrastructure Improvements	Miscellaneous public improvements to upgrade residential areas	Public Works San. & Flood	Ongoing
4	Design Review of Converted Houses	Encourage residential appearance in houses converted to businesses under site dev. review	Planning	Ongoing
5	Small Lot Subdivision	Ordinance allows small lots in return for rehabilitation & owner occupancy	Planning	Ongoing
6	Concentrated Code Enforcement	Mandatory code enforcement with low interest loans in specified areas	Community Development	Ongoing
7	Denial of State Tax Benefits	Landlords lose state tax benefits if they refuse to fix code violations	Community Development	Ongoing
8	Pre-Sale Inspection Ordinance	Code Inspection before sale; new owner has three years to correct violations. Prepare staff	Law Dept. Com. Dev.	Report 1986
9	Neighborhood Housing Services, Inc.	Private non-profit agency; rehabilitation new construction, homeowner assistance rpt	NHS Com. Dev.	Ongoing
10	Community Development Block Grant Loans	Low interest loans for rehabilitation of rental & owner-occupied housing	Community Development	Ongoing
11	HUD 312 Loans for Rehabilitation	In addition to CDBG Loan Program above	Community Development	Ongoing
12	State Deferred Payment Rehab Loans	State sponsored rehab loan program	Community Development	Ongoing
13	State Homeowners Home Improvement Program	State bond financing for home improvement loans	Community Development	Awaiting Funds
14	Marks Foran Residential Rehab Act	Similar to above	Redevelopment Agency	Awaiting Funds
15	Conversion of Hotel & Office Space to Housing	Residential hotel & surplus office space converted to housing downtown	Redevelopment Planning	Ongoing
16	Southeast Vallejo Redevelopment Project	Rehabilitate homes & construct needed public improvements	Redevelopment Agency	Adopted
17	Country Club Crest Redevelopment Project	Rehabilitate homes & construct needed public improvements	Redevelopment Agency	Adopted

CONSERVATION PROGRAM, CONTINUED

[illegible]

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HOUSING CHOICE PROGRAM

[illegible]

CONTINUING HOUSING PROGRAM

[illegible]

HISTORIC PRESERVATION PROGRAM

#	PROGRAM NAME	DESCRIPTION OF ACTION	RESPONSIBLE AGENCY	STATUS, TIMING
1	Historic Building Code	Building Official can use this more lenient Code to facilitate rehabilitation	Building Division	On-going
2	Architectural Heritage District	Zoning Ordinance protects appearance of of this National Register District	Planning Department	On-going
3	St. Vincent's Historic District	Zoning Ordinance protects appearance of this local Historic Area	Planning Department	On-going
4	Landmark Designation	Architectural Heritage & Landmarks Commission designates landmarks	Planning Department	On-going
5	Restoration Reference	Staff maintains a file of restoration materials and services to assist owners	Planning Department	On-going
6	Vallejo Heritage Tour	Updated and expanded tour brochure of Vallejo's historic buildings	Planning Department	Being Prepared
7	Vallejo Benicia Historic Tour	Join tour brochure of the area's history; self-guided or via bus	Vallejo & Benicia Planning Depts.	Being Prepared
8	Awareness Letter	Annual letter from Heritage Commission to property owners in the districts	Planning Department	On-going

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